

## **MINUTES**

**Tuesday, April 3, 2007**

Mrs. Patricia Romeo, Chairperson, called the Tuesday, April 3, 2007 meeting of the Community Planning Commission to order at 7:30p.m. in Room 10 of the North Reading Town Hall, 235 North Street, North Reading, MA.

### **MEMBERS**

**PRESENT:** Patricia Romeo, Chairperson  
Shep Spear, Vice Chairperson  
Christopher B. Hayden, Clerk  
Warren Pearce  
Neal Rooney

### **STAFF**

**PRESENT:** Heidi Griffin, Planning Administrator

**Minutes**

Mr. Hayden moved, seconded by Mr. Pearce and voted 4-0: (Mr. Rooney absent)

that the Community Planning Commission vote to accept the minutes of March 20, 2007 as written.

Mr. Rooney arrived @ 7:35PM.

**Other Business**

Assignment of Town Meeting Warrant Article Presentations

- 43D – Heidi Griffin
- Historical Amendment -
- Affordable Housing Bylaw – Warren Pearce
  
- Comments/Feedback on Draft Planning Brochure
- Rahnden Terrace – Endorse Plans
- OSRD – Consideration for Selection of Subcontractor w/COG for Draft Bylaw
- China Cuisine – Possible Expansion

**327 Main Street – Site Plan – Endorse Plan**

Mr. Hayden moved, seconded by Mr. Rooney and voted 5-0:

that the Community Planning Commission vote to endorse the plans entitled “Site Plan, 327 Main Street, North Reading, Massachusetts”; dated November 14, 2006; drawn by O’Neill Associates.

**198R Haverhill Street – Definitive Subdivision – cont. P.H. 8:00PM**

Martin Finch of Meisner Brem Corporation stated that the parcel is located in the middle of Haverhill Street. The proposal is for a creation of one lot off of Tower Hill Road. The frontage is on Tower Hill Road and will create a public R.O.W. for the one lot. The lot is approximately 40,000 s.f. The pavement has been reduced from 28’ to 18’. A waiver was submitted to reduce the R.O.W. cul-de-sac from 60’ in radius to 58’ in radius, which will give adequate frontage.

Mr. Hayden asked if the hammerhead turn-around would be able to accommodate a fire truck.

Martin Finch stated that the 45’ radius turn-around on each side should be more than adequate to accommodate a fire truck.

Mrs. Romeo stated that the Board of Health states that no garbage disposal will be installed in the home.

Mr. Hayden asked if they were in agreement with the “no-cut buffer of mature trees” mentioned on the Asst. Planning Administrator’s (3/29/07) memo.

Attorney James Senior stated that they would be able to record “by restriction”. Lot 2 is owned by the person who will continue to own it, so, there will not be a deed. This could also be placed in the Supplementary Restrictive Covenant.

Mrs. Romeo stated that the historical name taken from the historical street list is not appropriate for this area. She would speak to the Historical Commission and see if there are some other names that would be more appropriate.

Mr. Pearce stated that any grading done should end at the edge of the garage, so as not to adversely affect the abutting properties.

Mr. Hayden moved, seconded by Mr. Rooney and voted 5-0:

that the Community Planning Commission vote to continue the public hearing until April 17, 2007 @ 9:30PM.

#### **279-289- Main Street – Site Plan Review – P.H. 8:30PM**

Mr. Hayden read the public hearing notice into the record

Mr. Hayden moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to grant the applicant’s request to continue the public hearing until May 1, 2007 @ 8:00PM.

#### **156-160 Main Street – Site Plan Review – P.H. 9:00PM**

Mr. Hayden read the public hearing notice into the record.

Rich Williams of Hayes Engineering, Inc. presented the proposal. He stated that the proposal is to construct two commercial buildings, on two separate parcels. The commercial buildings will accommodate a liquor store and Walgreens. The existing three buildings (liquor store, bowling alley and vacant building) will be razed. Four curb cuts on Route 28 will be consolidated to three. They are currently in negotiations with Mass. Highway regarding the northerly exit. It is planned to be an “in only”. The curb cut on Route 62 will be relocated, away from Route 28. The proposed Walgreens will have a drive-thru. The trash enclosure will be moved to the rear as requested by the Planning Administrator’s memo. The proposed liquor store will have loading

and trash at the rear of the building. The project meets all of the zoning parking requirements. There are two extra spaces on the Walgreens parcel.

**Drainage:** The existing site is 82% paved, there will be a slight reduction of 79%. They are proposing to increase the treatment of the run-off from the site and to collect it within a closed drainage system. Currently there is an unmitigated run-off, some of which goes towards Route 28 and Route 62. There are catch basins on the site that appear to discharge to Route 28, but in many cases are blocked. The drainage will run through a storm septor, which will remove suspended solids and then discharge into a concrete culvert.

Mr. Hayden stated that the present site is supposed to flow out to the catch basins on Main Street, but does not.

Rich Williams stated that a lot of the flow comes down and flows off the site onto Lowell Road and down to a gutter. In the proposed design they are providing no increase in rate of run-off. They will meet the standards required of Stormwater Management, in terms of stormwater quality.

**Landscaping:** Proposal of landscaping will be plantings of flowers, trees, shrubs and fencing along the front of the buildings. An 8' stockade fence will be placed along the rear of the property. Along Route 62, there will be plantings of low shrubs with a post and rail fence.

Attorney James Senior stated that Wilson Avenue is partially paved. The abutters to the rear of the site are concerned with the screening. The applicant is offering to earth and berm and put some landscaping to help provide screening. The technical difficulty of this is that, anything that is to be put within Wilson Avenue could be removed by the people who have rights in Wilson Avenue. Abutters have asked if the property located on Wilson Avenue has anything to do with this site plan. It does not.

Daniel Mills of MDM Transportation Consultants, Inc. stated that there are four access points along Route 28 to the site and one exit point along Lowell Road. A traffic impact and access study was prepared and submitted to the planning department. Some of the key components to the traffic study were the review of existing traffic volumes, safety along the corridor within the vicinity of the site. A five year projection was also done to incorporate any traffic growth that could occur in the area. The evaluation of safety was done and did note that there were a couple of accidents that did occur at the liquor store driveway, bowling alley and at the intersection. Overall the crash rate is lower than the average crash rate that would be experienced in Massachusetts, District 4. The estimated amount of traffic that would be generated by the development was also conducted. There are on going discussions with Mass. Highway to have three curb cuts along the property.

Mary Lawlor of 15 Wilson Avenue asked what the distance is between the driveway and the bus stop on Route 62.

Daniel Mills stated that it is approximately 104'.

Rich Williams stated that the centerline of the exit and the centerline of the road are off set by 145'.

Mrs. Romeo stated that she did not like the proposed design of the building.

Mr. Hayden stated that he did not like the proposed design of the building.

Mr. Pearce stated that Mrs. Griffin would be able to provide design standards.

Mrs. Romeo and Mr. Hayden read the Planning Administrator's (3/29/07) memo into the record.

Mr. Spear stated he would also like to see changes made to the façade of the building.

Mrs. Romeo stated that she would like to see the Route 62 access closed.

Mr. Hayden stated that the Planning Administrator's memo mentioned interconnecting lots. Is there any way to connect through at a later time?

Mrs. Griffin stated that she raised the question of interconnecting the lots for the following reason: The Site Plan Regulation 340-10 B.(3) states that green space can be reduced to 20% of site if a permanent easement across the property has been provided for a pedestrian/bikeway and the site plan provides for automobile access and bike/pedestrian access to adjacent properties.

The applicant does provide the pedestrian/bikeway, but does not provide the automobile access.

Rich Williams stated that they would take this into consideration, and plan for the future.

Mr. Spear stated that he disagrees with closing the Route 62 access.

Thomas Tone of 10 Lowell Road stated that he is concerned with the access on Route 62. The traffic study shows three driveways on Route 28 which would be adequate to service the volume of traffic that will be going onto the site. If this is the case, why do they need to have the additional access on Route 62?

Karen Goncalves of 19 Lowell Road stated she is concerned with the aesthetic nature and the extra noise of the dumpster being emptied if the dumpster is placed at the rear of the building. This will not benefit the three abutters living in the rear of the building. The second concern is that there are no trees to buffer any noise that comes from the site.

John Goncalves of 19 Lowell Road stated that he is also concerned with the noise that will come from the site.

Mary Lawlor of 15 Wilson Avenue asked if the liquor store would be keeping the redemption center.

Dean Antonucci stated that the redemption center would still be maintained on the site.

Michael Lawlor of 15 Wilson Avenue asked if the fence would continue down to the end of Wilson Avenue for buffering purposes.

Al Pereira of 133 Main Street (owner of Advanced Photo) asked why there was a need for another pharmacy in North Reading.

Attorney Senior stated that the retail companies do a demographic study and place the store where they believe it will generate a profit.

Mr. Haden moved, seconded by Mr. Spear and voted 5-0:

that the Community Planning Commission vote to continue the public hearing until May 1, 2007 @ 9:00PM.

ADJOURNMENT AT 10:50PM

Respectfully submitted,

---

Christopher B. Hayden, Clerk